

Introducing:

HUD Tenant's Coalition Of The Greater Newark Area

The HUD Tenant's Coalition (HTC) is a coalition of 60 privately-owned HUD-assisted buildings in New Jersey whose tenant leaders meet and work together to try to improve conditions in the buildings.

The HUD Tenant's Coalition:

- Helps fight illegal rent increases.
- Helps Tenant Associations form and grow.
- Helped Tenant Associations get repairs and general maintenance completed.
- Helps locate legal and accounting help for Tenant Associations.
- HTC holds workshops for tenants' which helps you to learn your legal rights & responsibilities.
- Helps tenants understand changes in federal housing policy and what they mean.
- Publishes "*Tenant Action News*", Newark's only tenant newspaper.
- Helped start regional meetings with tenants from HUD-assisted buildings and HUD officials four times a year.

As part of what it does, HTC meets with officials from the government agencies which are supposed to monitor these buildings – the Department of Housing & Urban Development and the New Jersey Housing & Mortgage Finance Agency – in an effort to make changes in policy which will be beneficial to all tenants.

Some of the policy agreements HTC has gotten in recent years are:

- Tenant Associations in HTC buildings now have the right to be part of building inspections.
- Tenant Associations now have recourse if they do not get 30 days to review rent increase applications.
- All Tenant Associations are supposed to be able to use their community rooms for TA functions and meetings.
- HTC believes that tenants should have a right to evaluate their managers and service providers, and is working with HUD and NJHMFA on a process for this to happen.

HTC is a membership organization, with individual and building membership, which holds regular meetings. For more information about HTC, contact your Tenant Association officers, or call Frank Hutchins or Bill Good at (973) 643-7711, or Nancy Zak at (973) 344-7210.